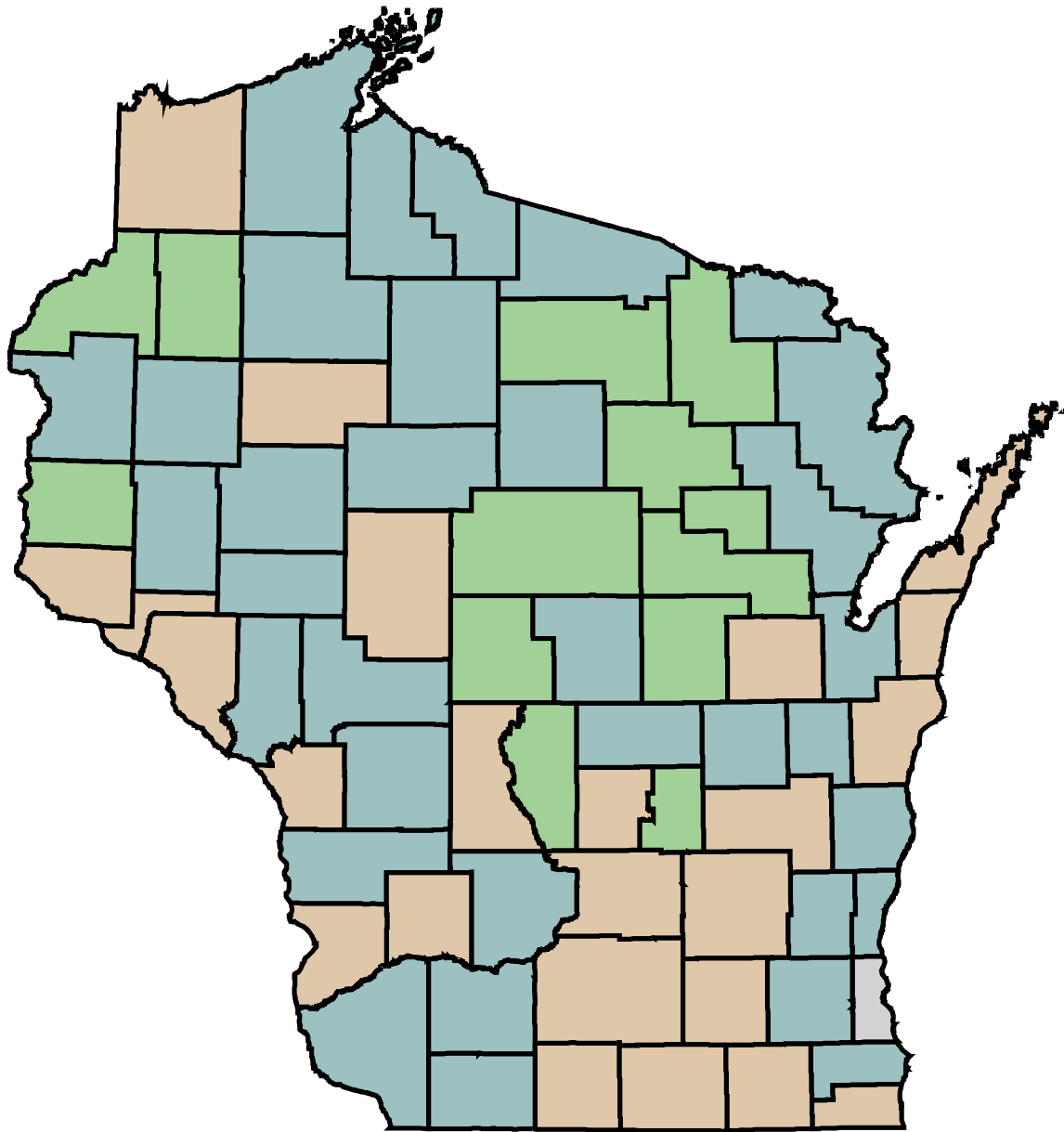






Boathouse Setback Standards



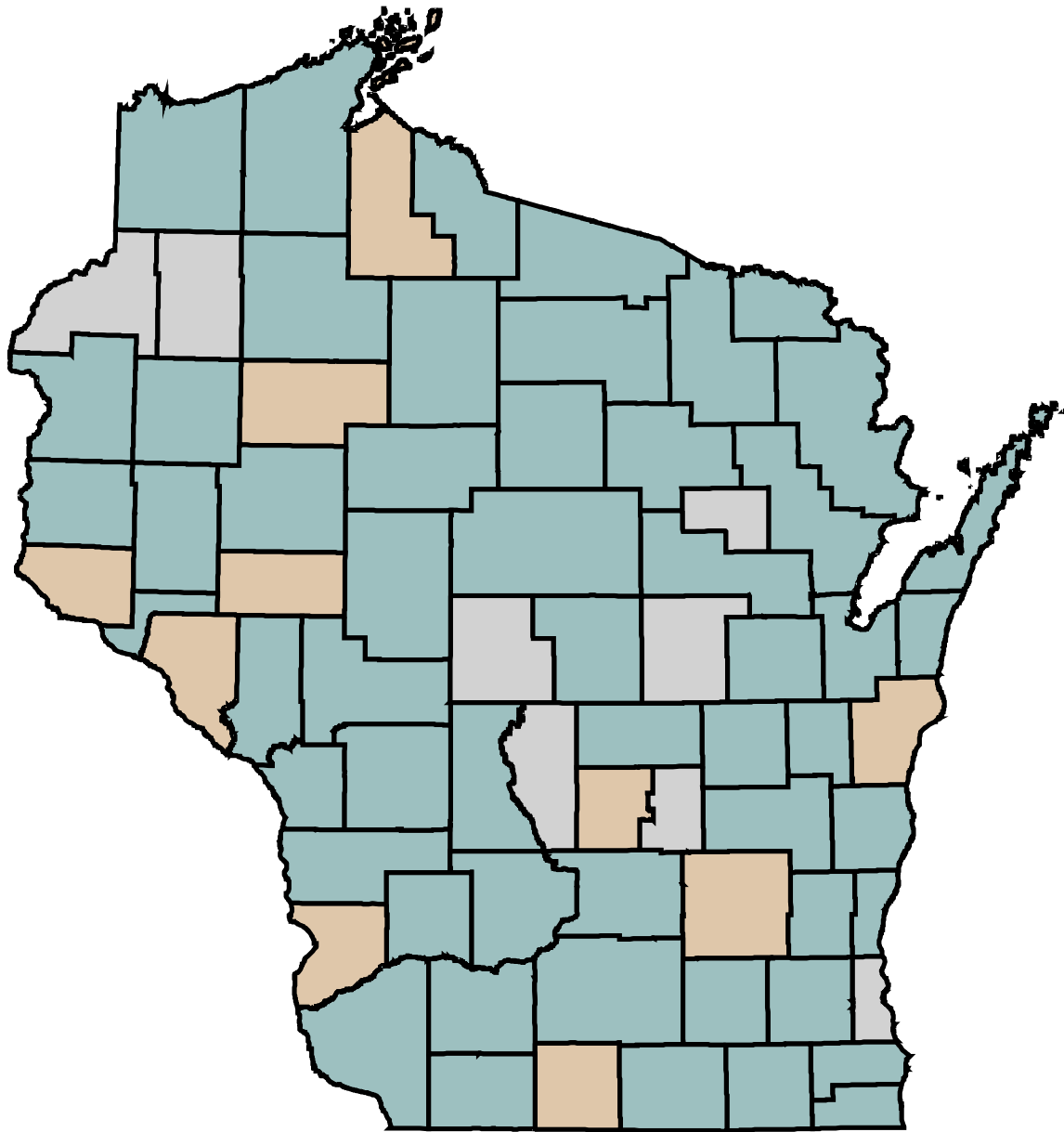
-  County is not regulated under NR 115.
-  County prohibits placing boathouses beyond the OHWM.
-  County requires boathouse to be setback a minimum distance from OHWM.
-  County prohibits boathouses within shoreland setback area on all or some waterbodies.

For more information, contact Carmen Wagner,
WI DNR, Shoreland Zoning Specialist, 608-267-7694.



May 22, 2000
Bureau of Watershed Management

Boathouse Dimension Standards



County is not regulated under NR 115
or is not applicable.

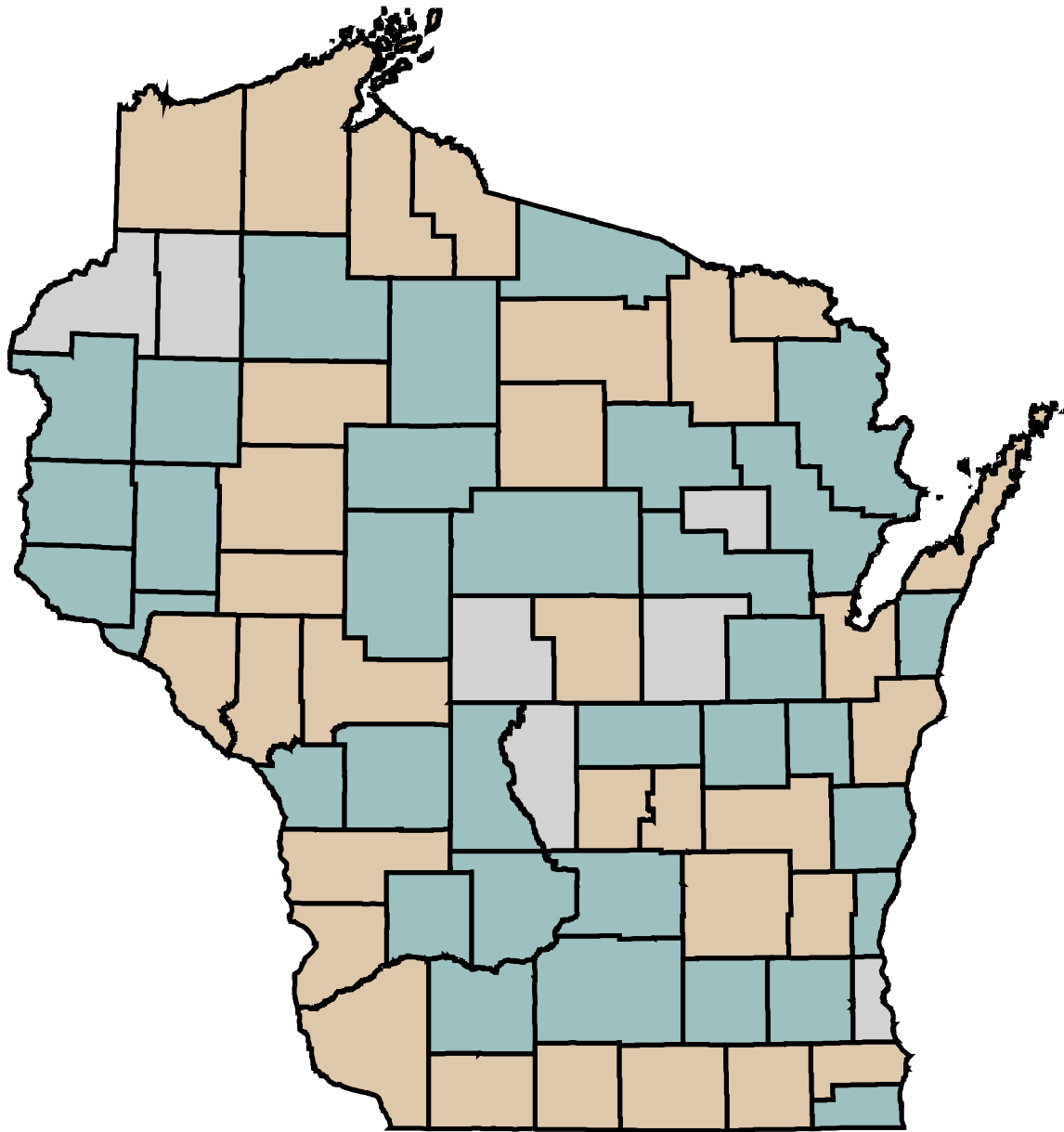


County does not regulate boathouse dimensions.



County regulates boathouse dimensions.

Boathouse Appearance Standards



County is not regulated under NR 115
or is not applicable.



County does not regulate boathouse
appearance.



County regulates boathouse appearance.

Boathouse Issue Summary

MANAGEMENT RATIONALE

Many counties have chosen to regulate boathouses beyond the requirements of Chapter NR 115, Wis. Admin. Code, since they have the potential to:

- fragment and disturb near shore habitat,
- increase levels of runoff by increasing the amount of impervious surfaces, and
- interfere with natural scenic beauty.

The most common aspects of boathouses which are regulated include the location, size, appearance, and use.

MINIMUM STATEWIDE STANDARDS

Boathouses are defined in Chapter NR 115, Wis. Admin. Code, as “a permanent structure used for the storage of watercraft and associated materials and includes all structures which are totally enclosed, have roofs or walls or any combination of these structural parts”. A “wet boathouse” is a boathouse which extends over the water (beyond the ordinary high-water mark).

Chapter NR 115, Wis. Admin. Code, currently exempts boathouses from the 75 foot setback which applies to other buildings and structures. Since December 16, 1979, state law has prohibited the use of a boathouse for human habitation and the construction or placement of a boathouse below the ordinary high-water mark (“wet boathouses”).

Repair and maintenance of existing wet boathouses are limited by state law to 50% of the equalized assessed value of the boathouse. If the wet boathouse is damaged after January 1, 1984 by violent winds, vandalism, or fire, the 50% rule noted above does not apply (Wis. Stats. § 30.121).

RELATED RESEARCH

The related research under Shoreline Vegetation Protection in Chapter 10 applies since boathouses limit the ability of a shoreline buffer to perform its vital functions in protecting lakes and streams.

MANAGEMENT INITIATIVES - LOCATION

When regulating the location of boathouses, a common option is to look at requiring a shoreland setback. Chapter NR 115, Wis. Admin. Code, requires all counties to prohibit placing a boathouse beyond the ordinary high-water mark. Some counties have gone beyond this and require the boathouse be setback from the ordinary high-water mark, anywhere from 2 feet to 75 feet. Other counties require a side yard setback as well.

Another method is to prohibit boathouses altogether from the shoreland setback area. When counties have waterbody classification, they often use all three options for different levels of protection.

Beyond setbacks, some counties also require the boathouse to be located in a viewing access corridor or shoreline recreation area. By utilizing a corridor to concentrate such

things as piers, boathouses, walkways, etc., the visual impacts of the structures and human development is limited to a small stretch of the waterfront, rather than being scattered along the entire shoreline.

Additionally, some counties limit the placement of boathouses based on the natural slope of the site. Counties currently prohibit construction on slopes anywhere from 12% to 35%. This limits the potential for soil erosion and the need for shoreline protection.

MANAGEMENT INITIATIVES - DIMENSIONS

Another method to limit the impact of boathouses on the shoreland area is to regulate the dimensions of boathouses. Size, height, and roof slopes are all factors which a county may regulate. The maximum total area of a boathouse which counties currently allow varies from 80 square feet to 250 square feet to an unlimited size. The height of boathouses is often limited to one story, which can range from 10 feet to 15 feet. Additionally, some counties require gabled roofs or a minimum roof slope to prevent the roof from being used as an informal deck.

MANAGEMENT INITIATIVES - APPEARANCE

Many counties regulate the appearance of boathouses. Ordinances will often require the boathouse to not be visually intrusive, usually through the use of natural or earth-toned building materials. When trying to maintain the natural appearance of a shoreline, this method can be very successful.

MANAGEMENT INITIATIVES - USE

The use of boathouse is strictly regulated by counties. Boathouses are to be used exclusively for the storage of watercraft and related equipment. Many counties even spell out what can and cannot be part of a boathouse, including prohibiting plumbing, fireplaces, patio doors, furniture, and other features inconsistent with boat storage.

The regulation of boathouses is very important to protecting the water quality and shoreland buffer zone. The cumulative impacts of boathouses can be detrimental to spawning areas, wildlife habitat, and natural scenic beauty.

CONSIDERATIONS

- Consider requiring a minimum setback from the ordinary high water mark for boathouses to preserve shoreland buffer functions.
- Consider limiting the total area and height of boathouses to a reasonable size for the storage of watercraft and related equipment.
- Determine if requiring a sloped roof on new boathouses is necessary to prevent the use of roofs as “informal” waterside decks.
- Decide if boathouses should be built of natural or earth-tone materials to blend into shoreline, protecting natural scenic beauty.

- Consider clearly outlining in your ordinance what facilities can and cannot be located in a boathouse. Can boathouses have plumbing, fireplaces, furniture, patio doors, etc. which are inconsistent with the use of the boathouse for storage?
- Require that main door of the boathouse be located waterward to avoid the problem of the boathouse becoming a storage structure rather than a boathouse.

Abbreviations used in the following table are:

Add'l = Additional
 AS = Accessory structure
 Assoc. = Associated
 Ave. = Average
 B.H. = Boathouse
 BOA = Board of Adjustments
 CUP = Conditional use permit
 Dim. = Dimensional
 Dist. = Distance
 Equip. = Equipment
 Horiz. = Horizontal
 L. = Lake
 Max. = Maximum
 Min. = Minimum
 OHWM = Ordinary high-water mark
 PS = Principal structure
 Rec. = Recreational
 Req. = Require
 SC = St. Croix Riverway
 s.f. = Square feet
 VAC = Viewing access corridor
 Vert. = Vertical
 WL = White Lake

Boathouse Standards

| <i>County</i> | <i>Placement</i> | <i>Dimensions</i> | <i>Use and Improvements</i> |
|---------------|---|--|--|
| Adams | Boathouses considered structure and not permitted closer than 75' to OHWM. | Not addressed in county's shoreland zoning ordinance. | Not addressed in county's shoreland zoning ordinance. |
| Ashland | Boathouses shall be setback 75' from OHWM, unless averaged setback obtained based on neighboring AS. Min. ave. setback=40'. | Not addressed in county's shoreland zoning ordinance. | Solely for storage of boats & related equipment. No habitation. |
| Barron | Boathouse shall be setback 10' from normal highwater mark. May not be w/i 5' of side lot line. | Not to exceed 96 s.f. in floor area & max. 8' tall. | Solely for storage of aquatic equipment. Color not to distract from natural appearance of shore. Not for human habitation. |
| Bayfield | Boathouses shall be setback min. 20' from OHWM. 1 boathouse per lot as AS, except w/ CUP. 20% max. slope for construction. | Max. of 1 story (10' tall) & 240 s.f. in floor area (exc. on L. Superior w/ CUP). | Solely for boat storage & related equipment. No human habitation or occupancy. No plumbing, fireplaces, furniture, etc. |
| Brown | Boathouses shall not extend below OHWM (vertical dist.) & setback min. 5' from OHWM (horizontal dist.) 1 boathouse per lot. | Max. 500 s.f. Max. 12' in height from floor to top of roofline. Roof at 2:1 slope. | Solely for boat storage & related equipment. No human habitation. |
| Buffalo | Boathouses shall not be placed waterward beyond OHWM. 1 boathouse permitted on a lot as AS. Max. 20% slope if constructing. | Not addressed in county's shoreland zoning ordinance. | Solely for boat storage & related equipment. Not for human habitation. |
| Burnett | Permanent boat shelters are not allowed. | Not addressed in county's shoreland zoning ordinance. | Not addressed in county's shoreland zoning ordinance. |
| Calumet | Boathouses shall not extend below OHWM (vert. dist.) & set back a min. of 5' from OHWM (horiz. dist.). 1 boathouse per lot. | Max. 10' tall from floor to top of roof & max. 2' above ground elevation of lot at 75' setback line. Max. 500 s.f. | Solely for boat storage & related equipment. No human habitation. Railing on roof if not solid & max. 3.5' tall. |
| Chippewa | Boathouse shall be setback min. 2' from OHWM. 1 boathouse per each buildable lot. Conditional use if excavated into slopes>35%. | Max. 500 s.f. Not to exceed 1-story & 12' tall to roof peak. Must have gambrel roof. | Solely for boats & related equipment storage. Not for human habitation or occupancy. No potable water, furniture, etc. |
| Clark | Placing a boathouse below OHWM is prohibited. Construction on max. 20% slopes. | Highest point of roof elevation max. 10' vertical measurement above OHWM. | Solely for storing or protecting boats. No human habitation. Railing permitted on roof if not solid & max. 3.5' tall. |
| Columbia | Boathouses prohibited waterward of OHWM. Max. 1 boathouse per lot. Max. 33% slope. | Max. 600 s.f. Max. 24' wide or 50% of lot width at waterline. Max. 12' tall above OHWM. Earth-tone colored exterior. | Solely for boat storage & related equipment. No human habitation. Open railings (max. 40% solid) permitted on roof. |
| Crawford | Placing a boathouse beyond OHWM is prohibited. | Not addressed in county's shoreland zoning ordinance. | Solely for storage of boats & related equipment. Not for human habitation. |
| Dane | Boathouses shall not be constructed below the OHWM. | Height measured vertically from OHWM & max. 12' tall. | Store boats, canoes, other watercraft & accessories. No human habitation. Railing on roof if not solid & max. 3.5' tall. |
| Dodge | Boathouses shall not extend below OHWM. | Not addressed in county's shoreland zoning ordinance. | Not addressed in county's shoreland zoning ordinance. |

| <i>County</i> | <i>Placement</i> | <i>Dimensions</i> | <i>Use and Improvements</i> |
|----------------------|--|--|--|
| Door | Boathouses shall not be placed waterward of OHWM. Used in conjunction w/ a residence. | Accessory structure limitations based on when built in relation to PS. | Solely for storage of boats & related recreational materials. |
| Douglas | Boathouses shall not extend toward the water beyond the ordinary high waterline. | Max. 250 s.f. & 14' tall. Limited to 1 story. | Boathouses shall not be used for habitation. |
| Dunn | Req. BOA approval & special exception permit. Minimum 5' setback from OHWM. 1 boathouse to existing principal structure. | Maximum of 1-story & 360 s.f.. Floor elevation must be 2' above OHWM. | Solely for watercraft & accessories storage. Roof = pitched or gables, no decks. May not be visually intrusive. |
| Eau Claire | Boathouses cannot be any closer than 10' from OHWM & is a conditional use. May not be constructed or placed below OHWM. | Not addressed in county's shoreland zoning ordinance. | No boathouse shall be used for human habitation. |
| Florence | Must be placed btwn. OHWM & 6' landward of OHWM. 1 boathouse per lot. Not on >20% slopes. | Maximum of 1-story & 400 s.f. | Solely for storage of boats & accessories. No human habitation. |
| Fond du Lac | Boathouses shall not extend waterward beyond OHWM. Construct on max. 20% slope. 1 boathouse per conforming lot. | Max. 864 s.f. Highest point of roof max. 1-story or 15' tall. Req. min. 1 boat access door min. 7' wide on water side. | Solely for boat storage & related equipment. No human habitation. |
| Forest | Boathouses are structures & must be setback 75' from OHWM. | AS limited to 18' tall from sill plate to peak of structure. | No human habitation. |
| Grant | Boathouses shall be setback a minimum of 5' from OHWM. Construct on max. 20% slopes. 1 boathouse per lot as AS. | Max. 300 s.f. & one story. | Solely for boat storage & related equipment. No human habitation. |
| Green | Construction or placing a boathouse beyond the OHWM of any navigable waters is prohibited. | Not addressed in county's shoreland zoning ordinance. | Use for storage of watercraft & associated materials. No human habitation. |
| Green Lake | Not permitted w/i 75' of OHWM & no variance shall allow boathouses w/i 75' of OHWM. | Not addressed in county's shoreland zoning ordinance. | Can maintain existing, but no improvements - patio doors, furniture, plumbing, or any features inconsistent w/ boat storage. |
| Iowa | Boathouses shall be setback a min. of 5' from OHWM. Construct on max. 20% slopes. 1 boathouse per lot as AS. | Max. 300 s.f. & 1-story. | Solely for boat storage & related equipment. No human habitation. |
| Iron | Must be at least 6' landward of OHWM. | Maximum of 240 s.f. & 12' tall. | Only for storage of watercraft & accessories. Not to be used for habitation. |
| Jackson | Boathouse shall not extend below nor be closer than 10' from OHWM. Not on 20%+ slopes. | Max. 10' tall above OHWM & max. dimensions of 14' wide x 24' long. | Solely for boat storage & related equipment. Not for human habitation. Toilets prohibited. |
| Jefferson | Placing a boathouse below OHWM is prohibited. | Max. 8' tall. | Protect or store boats. No human habitation. May erect temporary flexible covering over flat roofs & max. 15' tall. |
| Juneau | Boathouses shall not extend below the OHWM. | The highest point of roof elevation shall not be more than 10' vertical measurement above natural ground surface. | Solely for boat storage & related equipment. No human habitation. May place railings on roof if not solid & max. 3.5' tall. |

| <i>County</i> | <i>Placement</i> | <i>Dimensions</i> | <i>Use and Improvements</i> |
|----------------------|---|--|---|
| Kenosha | Shall not be closer to a lake, stream, pond or wetland than the OHWM & 3' of any side lot line. 1 boathouse for each lot. | Height max. 12' above existing grade unless steep slope or bluff. Max. 576 s.f. | Strictly for boat storage & related accessories. Orient main opening toward lake. |
| Kewaunee | Boathouses shall not be placed waterward beyond OHWM. 1 boathouse permitted on lot as AS. Max. 20% slope if constructing. | Max. 400 s.f. & 1-story tall. Highest point of roof max. 10' vertical measurement above OHWM. | Solely for boat storage & related equipment. No human habitation. Railing on roof if not solid & max. 3.5' tall. |
| La Crosse | Boathouses prohibited beyond OHWM. Construct on max. 20% slopes. 1 boathouse per lot. | Max. 600 s.f. & 10' vertical measurement above OHWM. | Solely for boat storage & related equipment. No human habitation. Railings on roof if not solid & max. 3.5' tall. |
| Lafayette | Setback a min. of 10' from OHWM. 1 boathouse per lot as AS. Construct on max. 20% slopes. | Max. 500 s.f. & 1-story. | Solely for boat storage & related equipment. No human habitation. |
| Langlade | 1=prohibited 2=1 shelter/PS 3=1 boathouse/lot & 1 shelter/PS Locate btwn. 3' & 20' from OHWM. Not on 20%+ slopes. | Maximum of (1) 300 s.f., (2) 14' wide parallel to lake & (3) 12' tall. Roof slope btwn. 4:12 & 6:12 (rise:run). | Locate in VAC. Natural materials. No living quarters, decks, plumbing, etc. |
| Lincoln | Boat accessory sheds setback min. 10' from OHWM. | Max. dimensions=8' wide, 10' long & 12' in height. | Designed solely for boat storage & boating related equipment. Not for human habitation. |
| Manitowoc | Boathouses shall not be located below OHWM. Not a boathouse if rooms above or used for other purposes. | Not addressed in county's shoreland zoning ordinance. | Solely for purpose of sheltering boats. Not for human habitation or commercial purposes. |
| Marathon | Not permitted w/i 75' setback. Existing boathouses are dimensional nonconformities. | Existing boathouses must meet dim. req. of max. 15' tall, 12' wide parallel to shore, & 20' long. Main door must face water. | Routine maintenance permitted, but no improvements, i.e. patio doors, plumbing, furniture, etc. Roofs not for decks. |
| Marinette | Setback=20' from OHWM & req. 10' sideyard. Shall not be constructed where existing slope >20%. | Max. 250 s.f. & 10' tall. Shall not be constructed where existing slope >20%. | Solely for boat storage & related equip. Human habitation prohibited. No plumbing or sanitary fixtures. No decks on roof. |
| Marquette | Placing a boathouse below OHWM of navigable waters is prohibited. | Not addressed in county's shoreland zoning ordinance. | Solely for boat storage & related equipment. No human habitation. |
| Menominee | Not permitted w/i req. setback from water. | Not addressed in county's shoreland zoning ordinance. | Not addressed in county's shoreland zoning ordinance. |
| Monroe | Setback 20' from OHWM & elevate 2' above experienced high water elevation. | Be of a height & color so as to not detract from natural beauty of shoreline. Req. CUP. | Not for human habitation. |
| Oconto | Min. setback=3' from OHWM. | Not to exceed 12' wide, 24' long, and 10' tall. | Roofs not to be used as decks. No plumbing or sanitary fixtures, patio doors, etc. Not for human habitation. |
| Oneida | Boathouse shall not extend into water beyond OHWM. 1 boathouse/100' shoreline. Additional B.H. req. CUP. | Max. of 1 story (12' tall). Max. berths = 2 for first 50' shoreline & 1 for each add'l 50'. | No plumbing or living fac. Only for storing boats & accessories. No boathouse if permanent boat shelter on property. |
| Outagamie | Placement of boathouse waterward beyond OHWM prohibited. Construct on max. 20% slope. 1 boathouse per lot as accessory use. | Highest point of roof max. 10' vertical measurement above OHWM. | Solely for boat storage & related equipment. Human habitation prohibited. Railings on roof if not solid & max. 3.5' tall. |

| <i>County</i> | <i>Placement</i> | <i>Dimensions</i> | <i>Use and Improvements</i> |
|----------------------|--|---|--|
| Ozaukee | Setback a min. of 10' from water. Placing a boathouse beyond OHWM is prohibited. Construct on max. 20% slopes. | Max. 400 s.f. Highest point of roof max. 10' vertical measurement above OHWM. | Solely for boat storage & related equipment. No human habitation. Railing on roof if not solid & max. 3.5' tall. |
| Pepin | Boathouses shall not extend below OHWM. Construct on max. 20% existing slope. | Roof elevation shall not be more than 10' vertical measurement from OHWM. | Solely for boat storage & related equipment. No human habitation. Railing ok on roof w/ max. 3.5' in height & not solid. |
| Pierce | Boathouses shall not be placed waterward of OHWM & min. 2' above OHWM. | Not addressed in county's shoreland zoning ordinance. | AS accessible by boats from nav. water & solely for storing boats & water-related rec. materials for noncommercial purposes. |
| Polk | Boathouses shall not be closer than 10' from the OHWM. Construct on max. 20% slopes. 2 AS per lot, incl. boat houses. | Max. 10' tall, 14' wide & 24' long. | Solely for boat storage & related equipment. No human habitation or toilet facilities. Open railings max. 3.5' tall on roof. |
| Portage | Req. SEP. Boathouses setback a min. of 10' from OHWM. 1 boathouse per lot as AS. Construct on max. 20% slope. | Shall not exceed 1 story. | Design & construct solely for boat storage & related equipment. Not for human habitation. |
| Price | No boathouses. Waterfront storage struct. min. 35' setback. 1 waterfront storage struct./lot. Construct on max. 20% slope. | Max. 300 s.f. in size. Paint to blend into shoreline. Locate adj. to VAC. | Designed to solely store boats & water-related equipment. Not for human habitation. CUP req. for construction. |
| Racine | Boathouse shall be no closer than 20' to ave. annual high-water elevation of stream, lake, pond or wetland. 1 boathouse/lot. | Max. 250 s.f. & max. height 15' above high-water elevation. | No human habitation. |
| Richland | Placing boathouse beyond OHWM of navigable waters prohibited. | Highest point of roof max. 10' vertical measurement above OHWM. | Solely for boat storage & related equipment. Railings may be placed on roof if not solid in appearance & max. 3.5' tall. |
| Rock | Boathouses shall not extend beyond OHWM & must meet AS sideyard setbacks. 1 boathouse per principal residence. | Max. length=30'. Max. height=13' from top of footing. Max. width=16' from wall to wall parallel to shore. Max overhang=1'. | Solely for boat storage & other water related equipment. No human habitation, plumbing or kitchen facilities. |
| Rusk | Setback a minimum of 4' from & 1' above OHWM. 1 boathouse per buildable lot. Construct on max. 35% existing slope. | Min. 200 s.f. & max. 400 s.f. floor area. 1 story w/ 13' max. height. Width cannot >2/3 length. | Solely for boat storage & related equip. Not for human habitation or occupancy. No potable water, fireplaces, patios etc. |
| St. Croix | Must be setback 20' from water's edge. No new boathouses in SC district. | Boathouses are to be of a height & color so as not to detract from the natural beauty of the shoreline. | Not to be used for human habitation. |
| Sauk | Setback a min. of 5' & max. 20' horizontally from OHWM. Construct on max. 20% slope. Max. 1 boathouse per lot. | Frontage<75', min. 300 & max 500 s.f. Frontage>75', min. 300 & max. 640 s.f. & max. 22' wide at water line. Max. 15' tall. Max 1-story. | No human habitation. No plumbing, heating/cooling equip., etc. Earth-toned. Flat roof for rec. area if not enclosed. |
| Sawyer | Boathouse shall be setback at least 20' from OHWM. Existing slope cannot exceed 20%. 1 boathouse per property. | Boathouse shall not exceed 250 s.f. in floor area & 10' ave. grade vertical measurement. | Solely for boat & accessory storage. No railings, stairs, or deck on roof. No human habitation. Not visually intrusive. |

| <i>County</i> | <i>Placement</i> | <i>Dimensions</i> | <i>Use and Improvements</i> |
|----------------------|---|--|---|
| Shawano | Boathouses prohibited beyond OHWM & on slopes >20%. 1 boathouse per lot. Must meet AS sideyard setbacks. Prohibited on WL. | Max. 300 s.f. Roof max. 10' vertical measurement above OHWM. | Solely for boat storage & related equipment. No human habitation. Railing on roof if not solid & max. 3.5' tall. |
| Sheboygan | Boathouse will not extend below or more than 30' landward of OHWM. Construct on max. 20% slopes. 1 boathouse per lot as AS. | Max. 12' tall. No second floors (or not a boathouse). | No human habitation or commercial uses. No fireplaces, patio doors, plumbing, heating, etc. No railings or decks on roof. |
| Taylor | Construction of boathouse beyond the OHWM is prohibited. Must be min. 1' above OHWM. Construct on max. 20% existing slope. | Max. 600 s.f. Highest point on roof max. 10' vertical measurement above OHWM. | Solely for storage of boats & related equipment. Human habitation prohibited. Open railings max 3.5' tall on roof allowed. |
| Trempealeau | Boathouses shall be setback 25' from OHWM. Construct on max. 20% slopes. 1 per lot as AS, if not prohibited by floodplain. | Max. 1 story & 500 s.f. in floor area. | Solely for boat storage & related equipment. No human habitation. |
| Vernon | Setback min. 10' from OHWM. 1 boathouse per lot as AS. Construct on max. 20% existing slope. | Shall not exceed 1 story & 400 s.f. in floor space. | Solely for boat storage & related equipment. Not for human habitation. |
| Vilas | 1 boathouse/lot & prohibited on slopes >20%. Lakes<100 acres=setback min. 35' from OHWM & 25' from side lot line. Lakes>100 acres=min. 5' from OHWM & 15' from side lot line. | Square or rect. footprint & have solid walls. Max. 12' tall & pitched roof. Lakes<100 acres=max. 100 s.f. Lakes>100 acres=max. 300 s.f. & width of 15' parallel to OHWM. | Only to store boats & accessories. No plumbing or living fac. No antennas on structure. Cannot obstruct neighbor's view. |
| Walworth | Boathouse shall not extend below OHWM. Construct on <12% slopes. Setback 3' from side lot line. 1 boathouse per lot as AS. | Max. 400 s.f. & 14' vertical measurement above OHWM. | Exclusively for watercraft & related equipment. No fireplaces, patio doors, plumbing, heating, etc. or not a boathouse. |
| Washburn | Boathouses and permanent boat shelters are prohibited w/ setback area. | Not addressed in county's shoreland zoning ordinance. | Maintenance & repair of NC boathouses extending waterward of OHWM shall comply with s. 30.121, Stats. |
| Washington | Setback a min. of 5' from OHWM & construct in conformity w/ local & floodplain zoning standards. 1 boathouse per lot as AS. | Shall not exceed 1 story & 500 s.f. in floor area. | Solely for storage of boats & related equipment. Not for human habitation. |
| Waukesha | Boathouse shall be no closer than 5' to OHWM. Only 1 boathouse per lot & only if single-family dwelling on lot. | Min. 200 s.f. & max. 1 story not to exceed 15' tall. Req. permanent foundation or concrete slab. | Principally for boat storage & related equipment. No human habitation. Permitted limited plumbing. Use flat roofs for deck. |
| Waupaca | Boathouses are prohibited. | Not addressed in county's shoreland zoning ordinance. | Must meet requirements of s. 30.121, Stats. |
| Waushara | Setback greater of min. 10' from OHWM or 2' above OHWM. | Max. 240 s.f. Req. pitched roof. Max. 15' tall. | No decks, etc. assoc. w/ human habitation. Req. affidavit & covenant for no human habitation will occur in AS or violation. |
| Winnebago | Setback a min. of 5' from OHWM & 3' from side lot line. May not locate below high-water elevation. 1 boathouse per lot. | Max. 500 s.f. in horizontal area covered. Max. 15' above high-water elevation (incl. height of railing on roof). | Solely for watercraft storage & associated gear. No human habitation. No decks or screened in areas. |
| Wood | Setback a minimum of 75' from OHWM. | Not addressed in county's shoreland zoning ordinance. | Not addressed in county's shoreland zoning ordinance. |

Boathouse Ordinance Language

BURNETT COUNTY

4.4 (5) (g) Permanent boat shelters are not allowed.

DUNN COUNTY

3.1.06 Boat Houses

- (a) Boat houses are permitted in the shoreland overlay district subject to approval of the Board of Adjustment and issuance of a special exception permit as provided in Section 9.2.
- (b) In addition to any conditions set by the Board of Adjustment, the following requirements shall be met:
 - 1. A boat house shall be designed, constructed and used solely for the storage of watercraft and related equipment. Any accessory construction or furnishings not essential for the storage of watercraft and related equipment are prohibited.
 - 2. One boat house may be constructed on a waterfront property as an accessory to an existing principal structure. Contiguous waterfront properties in common ownership shall be considered a single property.
 - 3. A boat house roof shall be pitched or gabled. It may not be equipped with railings or stairs and may not be used as a deck.
 - 4. A boat house shall not exceed one story and 360 square feet in floor area.
 - 5. A boat house shall be setback a minimum of 5 feet from the ordinary high water mark and its floor elevation be a minimum of 2 feet above the ordinary high water mark.
 - 6. A boat house may not be visually intrusive as viewed against the shoreline. "Visually intrusive" means clearly standing out from the shoreline background because of color or reflectivity when viewed from out on the water during the time when leaves are on deciduous trees; (e.g., a white boat house viewed against white structural development on the shoreline complies with the standard.)
 - 7. A boat house may be maintained but not expanded without approval of the Board of Adjustment.

3.1.07 Nonconforming Boat Houses

- (a) A nonconforming boat house may be repaired but not expanded, at a cost not to exceed 50% of current fair market value, and would not require the action of the Board of Adjustment.
- (b) A nonconforming boat house may only be expanded or repaired in excess of current fair market value if it is brought into full compliance with the provisions of this section.

- (c) The repair of a nonconforming boat house which extends beyond the ordinary high water mark shall be governed by s. 30.121, Stats. and applicable administrative rules (currently NR 325).

GREEN LAKE COUNTY

5.2 Boathouses

Boathouses are not permitted within 75 feet of the ordinary high water mark. All legally existing boathouses shall be subject to Section 9 of this ordinance. Routine maintenance shall be permitted, but shall not include improvements such as installation of patio doors, plumbing, fireplaces, furniture, or any features inconsistent with or superfluous to the use of the structure for the storage of watercraft. No variance shall allow boathouses within 75 feet of the ordinary high water mark.

LANGLADE COUNTY

17.12 (4) **BOATHOUSES.** The maintenance and repair of nonconforming boathouses that extend waterward beyond the ordinary highwater mark of any navigable waters shall comply with the requirements of s. 30.121, Stats.

* * *

17.30 (7) **BOATHOUSES.** (Amend. #6-98) A permit shall be obtained from the Land Records and Regulation Department prior to construction of a boathouse. Boathouse construction shall comply with the following standards:

- (a) A boathouse shall be designed and used exclusively for the storage of watercraft and related equipment. Any other accessory construction is prohibited.
- (b) The area of a boathouse shall not exceed 300 square feet. A 1 foot wide soffit may extend beyond the exterior walls.
- (c) The dimension more or less parallel to the shore shall not exceed 14 feet.
- (d) The height from natural ground elevation to the peak of the roof may not exceed 12 feet.
- (e) Roof slope may not be less than 4:12 (rise to run) nor steeper than 6:12.
- (f) The waterward side of a boathouse shall be set back at least 3 feet and no more than 20 feet from the ordinary highwater mark.
- (g) A boathouse must be located within the shore viewing corridor described in Section 17.30 (6) (3) and such construction shall comply with the standards of Section 17.30 (8) regarding land disturbing activities.

(h) Boathouse construction materials must blend with the natural shoreline ground cover in the vicinity of the construction.

(i) Boathouse construction on slopes which exceed 20% is prohibited. Slope shall be computed as the total rise from the ordinary highwater mark to a point which is 50 feet landward.

(j) A boathouse is not permitted on a property which has a permanent boat shelter permitted by DNR under s. 30.12 (3) (a) (6), Stats. associated with the property.

Note: See section 17.12 regarding nonconforming boathouses which extend beyond the ordinary highwater mark.

* * *

17.30 (12) **WATER CLASS DEVELOPMENT STANDARDS.**

| CLASS DEVELOPMENT STANDARDS | | | |
|---|---|--|--|
| ISSUE | CLASS 1 WATERS (sensitive, mostly undeveloped lakes & streams) | CLASS 2 WATERS (less sensitive, partially developed lakes & all other rivers & streams) | CLASS 3 WATERS (mostly developed lakes) |
| Boathouses & Shelters (see Section 17.30 (7) for construction stds) | Prohibited | One boat shelter per dwelling unit | One boathouse per lot & 1 boat shelter dwelling unit |

LINCOLN COUNTY

17.22 (2) (b) Boat Accessory Sheds. The use of a boat accessory shed for human habitation and the construction or placing of the same waterward beyond the ordinary high watermark of any navigable waters are prohibited. Boat accessory sheds shall be designed solely for storage of boating related equipment and shall be setback 10' from the ordinary high watermark.

A boat accessory shed shall not exceed a size of 8' wide by 10' long and 12' in height.

MARATHON COUNTY

17.34 (2) Boathouse (Existing).

Boathouses are not permitted within 75 feet of the OHWM. All legally existing boathouses shall be subject to §17.19 as it applies to dimension non-conformance. In no case shall any boathouse be allowed to exceed the dimensional, location, or

use standards set forth in this section. Routine maintenance shall be permitted, but shall not include improvements such as installation of patio doors, plumbing, fireplaces, furniture, or any features inconsistent or superfluous to the use of the structure for the storage of watercraft.

(a) Dimension Standards.

1. Maximum height, 15 feet measured from the lowest grade to the highest point of the structure.
2. Maximum width, 12 feet measured parallel to the shoreline.
3. Maximum length, 20 feet.

(b) Construction Limitations.

1. The main door shall face the water.
2. When it is necessary to build the boathouse into a hillside there may be a railing on the roof to prevent its use described in 17.34(2)(b)3. provided the railing is not solid in appearance and is within the height limitations.
3. Boathouse roofs shall not be designed or used as decks, observation platforms or for other similar uses.

(c) Location.

1. Minimum side yard, 7 feet.
2. Minimum waterline setback, 5 feet.

(d) Use limitations. In addition to the limitations listed in Sec. 17.08, the following limitations shall apply:

1. Habitation is prohibited.
2. The structure shall be built and used in compliance with floodplain regulations where applicable.

PRICE COUNTY

5.3 WATERFRONT STORAGE STRUCTURES

- a. Effective June 16, 1998 construction of boathouses will no longer be a permitted structure in Price County.

- b. Maintenance of existing boathouses will be allowed provided that not more than 50% of the enclosed area of the structure requires structural repair or replacement.
- c. Waterfront storage structures shall be designed and constructed solely for the storage of boats and other water-related equipment and shall not be used for human habitation.
- d. Structure shall be located adjacent to the selectively cleared area, established in Section 6.21 and have a minimum setback from the ordinary highwater mark of 35 feet.
- e. Waterfront storage structures shall not exceed 300 square feet in size and painted so as to blend into the natural features of the shoreline.
- f. Only one waterfront storage structure shall be allowed on a lot as an accessory structure.
- g. Waterfront storage structures shall not be constructed where the existing slopes is more than 20%.
- h. A Conditional Use Permit shall be obtained prior to construction of a waterfront storage structure.

VILAS COUNTY

7.1 Boathouses.

A. Applicability.

This Section applies to boathouses located within the OHWM setback. Boathouses located beyond the OHWM setback are considered accessory structures and shall conform to all other applicable local, state and federal laws.

B. Requirements for New Construction.

1. General Requirements.

A boathouse may be constructed by a property owner only if a Zoning Permit and a Shoreland Alteration Permit have been issued by the Vilas County Zoning Administrator, and provided that the boathouse complies with this Ordinance and the requirements of all other local, state, and federal regulations.

2. Erosion Control Plan.

Implementation of an approved erosion control plan under Article IX is required.

3. New Construction Requirements.

a. Setbacks.

- (1) For lakes less than 100 acres, new boathouses may be placed within the area located between thirty-five (35) feet inland from the OHWM and the OHWM setback, and shall be located no closer than 25 feet from any side property boundary.
- (2) For lakes of 100 acres or more, new boathouses may be placed within the area located between five (5) feet inland from the OHWM and the OHWM setback, and shall be located no closer than fifteen (15) from any side property boundary unless the property owner receives written permission from the adjacent property owner. A copy of the letter shall be forwarded to the Zoning Office to be kept on file.

b. Size, Number, Configuration and Placement.

- (1) For lakes less than 100 acres, new boathouses shall not exceed a maximum footprint (excluding overhangs) of 100 square feet except at licensed resorts. For lakes of 100 acres or more, new boathouses shall not exceed a maximum footprint (excluding overhangs) of 300 square feet, provided that the maximum width of the boathouses parallel to the OHWM shall not exceed 15 feet.
- (2) New boathouses at licensed resorts shall be permitted provided that the cumulative maximum footprint (excluding overhangs) for all new and existing boathouses does not exceed 300 square feet.
- (3) The footprint of a boathouse shall be of rectangular or square configuration. Boathouses shall be constructed with solid walls.
- (4) Boathouses shall be constructed on natural slopes of 20 percent (1 rise:5 run) or less. Artificial alterations of slopes to conform to the 20 percent (1 rise:5 run) requirement are not permitted.
- (5) Vegetation removal shall be minimized when located any new boathouse.
- (6) A boathouse shall not be placed where it would obstruct the view of the water way from adjacent properties, unless the property owner receives written permission from the adjacent property owner. A copy of the letter shall be forwarded to the Zoning Office to be kept on file.

c. Height and Roof Requirements.

- (1) The overall height of a boathouse shall not exceed twelve feet.

(2) Overhangs for roofs shall not exceed 18 inches.

(3) For lakes less than 100 acres, the roof slope shall not be less than 4:12 (rise:run) nor greater than 6:12.

Note: It is recognized and intended that these requirements restrict boathouses to storage of small watercraft and associated equipment.

C. Boathouse Use, Restrictions, and Prohibitions.

1. The use of any new or existing boathouse for any purpose other than storage of watercraft and related equipment is prohibited.
2. Boathouses shall not be used in any way for human habitation.
3. Boathouses shall not contain any plumbing or kitchen facilities.
4. Boathouses shall not support any type, shape or form of antenna or other appurtenance unless specifically allowed by Wis. Stats. §59.69(4d).

D. Limitations of Boathouse Numbers.

Only one (1) boathouse is permitted per lot with the exception of resort developments. Up to three boathouses are permitted in resort developments, provided that the total footprint area of all boathouses does not exceed the maximum footprint area allowed for resorts as specified in ¶7.1.B.3.b(2).

E. Maintenance or Repair of Existing Boathouses.

1. Existing Wet Boathouses.

Repair and maintenance of a wet boathouse must comply with Wis. Stats. §30.12.

Note: Vilas County does not regulate wet boathouses. Owners should contact the Wisconsin Department of Natural Resources for issues related to these structures.

2. Existing Dry Boathouses.

- a. Maintenance, repair, and internal improvement to existing dry boathouses which result in altering the exterior building envelope horizontally or vertically are prohibited.
- b. External alterations and additions to existing dry boathouses which result in altering the exterior building envelope horizontally or vertically are prohibited.

Boathouse Resources

EDUCATIONAL MATERIALS

Boathouses. (2 pp., February 1999). Fact sheet explains the link between boathouses and shoreland buffer functions. Available from Wisconsin Association of Lakes, (800) 542-5253 or UWEX, Stevens Point at (715) 346-2116. Ask for fact sheet #22 of the Shoreland Management and Lake Classification Series.

Limiting Impact of Recreation on Water Quality: Shoreland Best Management Practices. (4 pp., March 1996). Fact sheet describes Best Management Practices (BMPs) that can be used on shoreland properties to protect and preserve surface water quality as well as preserve the natural characteristics of a property. Available from Minnesota Extension Service at 109 Washburn Hall, 2305 East 5th Street, Duluth, MN, 55812-7512 or phoning (218) 726-7512.